



Hughenden Road, St Albans, AL4 9QS

Price £365,000



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Situated in the heart of Marshalswick is this three bedroom ground floor maisonette which has been completely refurbished. The refurbishment includes; new windows, kitchen and bathroom. All walls and ceilings having been re-plastered, rewired and a new heating system has been installed. Certification of the work is available. The three bedroom ground floor maisonette is being sold with NO UPPER CHAIN and has a long lease and the benefit of a garage.

The property consists of a good size living room and kitchen on the ground floor and three bedrooms and bathroom on the first floor. Externally the property also benefits from a brick built storage cupboard and communal gardens.

Hughenden Road is located in the popular Marshalswick area of St Albans close to the local Quadrant shopping parade with its range of day to day shopping facilities and the main city centre with the more extensive range of leisure facilities is only a short drive away. In addition there is a regular bus service to both the city centre and mainline station to London St Pancras, south London and Brighton.



ACCOMMODATION

Entrance

Front door opening into:

Hallway

With reconditioned timber flooring panels, under stairs storage cupboard, doors to kitchen and living room with carpeted staircase leading to first floor with glass panel banister.

Kitchen 10'1 x 9'9 (3.07m x 2.97m)

Reconditioned timber flooring with a range of wall and base units, pull out pantry, timber worktops, electric hob/oven with extractor fan, sink with drain off area, tiled splash backs and window to front.

Living Room 15'5 max x 16'7 max (4.70m max x 5.05m max)

Carpeted flooring with radiator, storage cupboard, window to rear and sliding double glazed door to side giving access to a refurbished and secured private balcony.

FIRST FLOOR

Bathroom

Shower over bath with tiled splash back, laminate flooring, low level w/c, wash hand basin, heated towel rail with window to front.

Bedroom One 12'1 x 9'8 (3.68m x 2.95m)

Carpeted with radiator and window to rear, built in storage cupboard.

Bedroom Two 6'7 x 8'9 (2.01m x 2.67m)

Carpeted with radiator and window to front, built in storage cupboard.



Bedroom Three 12'1 x 7'7 (3.68m x 2.31m)

Carpeted with radiator and window to side.

EXTERIOR

Garage

Garage en-bloc.

Storage Shed

The property has the added benefit of an outside storage shed.

Communal Gardens

Communal gardens and drying area.

Viewing Information

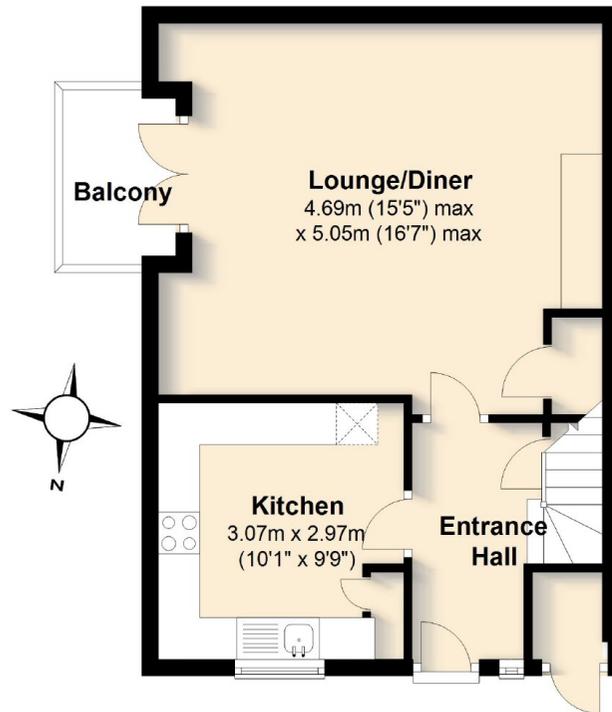
BY APPOINTMENT ONLY WITH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

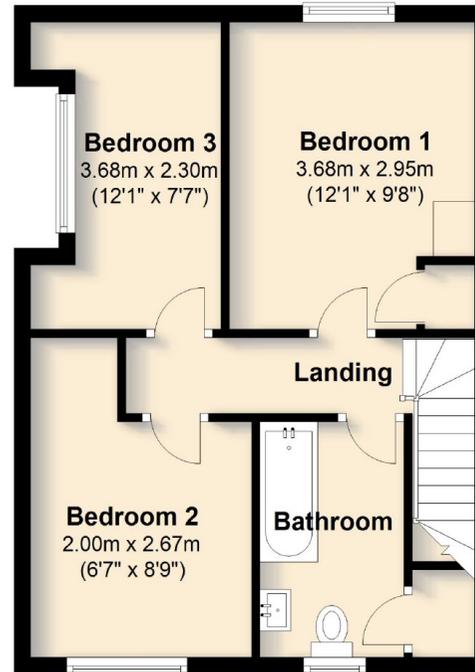
Ground Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



Total area: approx. 79.1 sq. metres (851.5 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.

Energy Performance Certificate



56, Hughenden Road, ST. ALBANS, AL4 9QS
 Dwelling type: Ground-floor maisonette
 Date of assessment: 30 September 2013
 Date of certificate: 01 October 2013
 Reference number: 6217-7521-1410-1480-4072
 Type of assessment: RDSAP, existing dwelling
 Total floor area: 83 m²

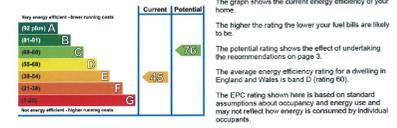
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: € 3,726
 Over 3 years you could save € 2,151

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	€ 333 over 3 years	€ 168 over 3 years	You could save € 2,151 over 3 years
Heating	€ 2,708 over 3 years	€ 1,014 over 3 years	
Hot Water	€ 687 over 3 years	€ 393 over 3 years	
Totals	€ 3,726	€ 1,575	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by photovoltaic generation.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	€500 - €1,200	€ 1,178	✓
2 Floor insulation	€800 - €1,200	€ 280	✓
3 Low energy lighting for all fixed outlets	€35	€ 117	

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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